

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on November 21, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thomson and Yedinak. Also present were Marcy Knysz, Village Planner and Carmen Forte, Village Attorney.

4. CHANGES TO THE AGENDA – None

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS

- A) Docket No. SCBA 19-40
Access Online
2130 Foster Avenue

Commissioner Yedinak moved to remove Docket No. SCBA 19-42 from the consent items. He noticed a discrepancy between the number of requested signs and the architectural drawing. Chairman Johnson noted it would become 7C under Items for Review.

Commissioner Kalis moved, seconded by Commissioner Sprague to approve the following consent item.

Approve Docket No. SCBA 19-40 to permit the installation of a new sign face on an existing freestanding sign in accordance with the sign plans prepared by Signarama, dated 10/18/19, located at 2130 Foster Avenue with the following condition:

1. The petitioner shall resolve any deficiencies in the existing landscaping at the base of the ground sign, subject to the review and confirmation by staff, to be completed by June 1, 2020.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thomson, Yedinak
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. PC 19-21
Emerson Group – Major Site Plan & Appearance Approval
222 E. Dundee Road

Mr. Rob Costello, Torch Architecture, 27 West Jefferson, Naperville, IL and Mr. Todd Stanton, Landscape Architect, Design Perspectives, 1280 Iroquois, Suite 110, Naperville, IL were present.

Emerson Group purchased an existing 3-tenant office building that will be converted to a single professional office building. They want to update it to be consistent with some of their other offices. The entire interior will be renovated, and a significant renovation will be done to the exterior to update the look. It is a unique building, a split-level that looks similar to a home. A vestibule will be added to give a more professional appearance when you enter the space. Outdoor space will be added with decks for employee use. The brick will be stained, and the wood will be wrapped to give a more updated appearance. All the windows and doors will be replaced, new stone veneer accents and new metal panels.

They want to fence off the back of the parking lot to make it safer for the employees to park. A trash enclosure will be added using the same composite material as the perimeter fence. Material samples were provided at the meeting.

Mr. Stanton explained most of the landscaping will be removed and given a fresh look. The front will have shrubs and grasses for a modern look. They will plant shrubs and perennials throughout the entire parking lot. They will add one honey locust tree adjacent to the McDonalds property. Simple foundation plantings will be added in the front of the building. There will be no landscaping under the decks. The back will have simple shrubbery along with the trash enclosure.

Commissioner Sprague questioned the stain color for the brick. Ms. Knysz noted the color on the slide, but the name of the stain was not provided.

Commissioner Sprague noted there were some spots in the parking lot that needed repair. Mr. Costello explained they were planning to redo it next summer.

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Commissioner Blinova questioned if there were exterior lights on the building. Mr. Costello confirmed there were no lights because there were so many lights from McDonalds and the apartments.

Commissioner Kalis questioned if there was a Code for requiring exterior lighting on the building. Ms. Knysz was not aware of any Code. Mr. Costello noted there was one existing light in the rear, but the apartment lighting overpowered it. Commissioner Kalis expressed a concern if the lights from the apartments and McDonalds went out and would leave the back dark.

Commissioner Kalis questioned the process for the staining. Mr. Costello explained they use a staining process and not a paint. They stain each individual brick not including the grout. They have used the process on municipal buildings and churches. It allows the brick to breathe. They've had no issues with it in the past.

Commissioner Kalis likes the deck. He questioned if the fence was secure enough. Mr. Costello explained it would be used on the decks and was similar to the Trex product.

Commissioner Yedinak liked the building and decks but expressed concern for the lower level offices since there wouldn't be as much light.

Commissioner Yedinak questioned if the business had visitors. Mr. Costello explained most of the employees were sales reps and traveled a lot so most of the time the employees were not in the office. They are not concerned with parking. Commissioner Yedinak expressed a concern for overflow parking at the other businesses. Mr. Costello confirmed they had very little visitors.

Commissioner Yedinak referred to Google Maps and thought it looked like 4 parking spaces at the north end of the building, but the drawings indicate 6 spaces. He questioned if there would be enough room for 6 spaces along with the trash enclosure. Mr. Costello explained they striped off large areas in the previous layout. They will restripe for regular sized spaces so there will be enough space.

In reply to Commissioner Yedinak's question, Staff confirmed one handicap space was sufficient.

Commissioner Thomson had no questions.

Commissioner Creech questioned if the thickness of the deck material was the same thickness as the fence. Mr. Costello will confirm the thickness but he confirmed it's the same type of material. He was unsure if the posts were metal or wood.

Commissioner Creech referred to the curb around the north end of the building. He questioned if the fence would be on or inside the curb. Mr. Costello confirmed it would go inside the curb.

Commissioner Creech expressed concern that the driveway from curb to curb on the entrance to the rear parking lot was only 10' and if they put a fence on the interior, it would take up approximately 6" which would reduce it to 9'6". He questioned if it was enough width for fire

apparatus. Mr. Costello stated the deck would sit about 1.5' within the curb line. Commissioner Creech expressed concern about the mirrors on the trucks. Ms. Knysz confirmed the plan had been reviewed by the Fire Department with no concern. Mr. Costello explained they had discussions with the Fire Department about changing the northern access, but the Fire Department wants the large radius entry into McDonalds for their truck route.

Chairman Johnson questioned if a condition should be added about repairing the parking lot. Ms. Knysz was unsure how it would hold up. Mr. Costello stated the plan was to get in the building and work out the next phase. There is no timeline at this time for the parking lot repairs. Commissioner Creech suggested 6 months after move-in or 3 months after occupancy. The Village Attorney confirmed it could be added, but because it's not part of the overall project it may not technically be appropriate. Commissioner Creech suggested giving a temporary occupancy until completion. Mr. Costello questioned the details of the possible condition. Chairman Johnson explained it would be to repair where necessary and to seal and stripe it. Mr. Costello stated they were restriping the back for the trash enclosure. Chairman Johnson explained the front also needed it. Ms. Knysz felt it should be more than 3 months if a condition was added. The condition would need to be specific about restriping and/or replacing. Chairman Johnson suggested having a professional determine the condition. The Village Attorney explained a recommendation could be made and he agreed 6 months from occupancy would be acceptable. Commissioner Yedinak suggested 9 months from occupancy due to the season. Commissioner Creech would defer to the petitioner's contractor.

Commissioner Kalis questioned if there was an existing irrigation system. Mr. Costello confirmed there was not an existing irrigation system, but they were adding one.

Commissioner Kalis moved, seconded by Commissioner Blinova to recommend approval of Docket No. PC 19-21 granting major site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to construct a building addition, exterior façade alterations, and related site improvements for the Emerson Group located at 222. East Dundee Road, in accordance with the exhibits prepared by Torch Architecture, dated 10.31.19 and the Landscape Plan prepared by Design Perspectives, dated 10/30/19 with the following condition.

1. The petitioner shall work with Staff to determine the necessary repairs to the parking lot. Repairs to the parking lot will occur within 9 months of occupancy.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thomson, Yedinak
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

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Spa Forest
Special Use and Major Site Plan & Appearance Approval
350 E. Dundee Road

See Findings of Fact and Recommendation for Docket No. 2019-25.

Commissioner Kalis moved, seconded by Commissioner Creech to continue Docket No. 2019-25 and PC 19-22 to December 19, 2019.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thomson, Yedinak
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

C) Docket No. SCBA 19-42
The Learning Experience
339 W. Dundee Road

Chairman Johnson announced Docket No. SCBA 19-42 would be continued to December 5th because of the discrepancies between the plans and the written documentation.

Commissioner Sprague moved, seconded by Commissioner Creech to table Docket No. SCBA 19-42.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thomson, Yedinak
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

A) Approval of Minutes of the Regular Meeting of October 17, 2019.

Commissioner Kalis moved, seconded by Commissioner Creech to approve the minutes dated October 17, 2019 as presented. The motion was approved by a voice vote.

B) Approval of Minutes of the Regular Meeting of November 7, 2019 (including Findings of Fact for 2019-24)

Commissioner Creech moved, seconded by Commissioner Yedinak to approve the minutes dated November 7, 2019 as corrected on Item 6A (Consent Item) and the poll regarding buffer zones. The motion was approved by a voice vote. Commissioner Kalis abstained.

9. OTHER BUSINESS

The Village Attorney referred to recreational cannabis and announced the trailer came out and was passed by the Legislature. The only thing that affects what was previously discussed was on-site consumption that allows Municipalities to allow for on-site consumption only in or at a dispensary or at a retail tobacco store. Because the Commission did not reach a consensus on on-site consumption, it doesn't change the recommendation. Staff will formulate what the proposed language would be if consumption were allowed which would be at or in a retail cannabis dispensary. The only change is that the on-site consumption is not restricted to a location that is adjacent to a dispensary, it can now be inside a dispensary.

Chairman Johnson felt it was a major change.

Chairman Johnson asked for the definition of a retail tobacco store. It is defined as any establishment that obtains 80% or more of its profits from the sale of tobacco.

Commissioner Yedinak questioned if a tobacco store could be a dispensary. The Village Attorney explained only if the municipality allowed for on-site consumption.

The Village Attorney explained that smoking was not permitted in a retail tobacco store. If cannabis was allowed at the location, the Act indicates that the municipality may grant a waiver to that location so that it wouldn't be covered under the Smoke Free Illinois Act.

The Village Attorney felt most municipalities would limit to cannabis dispensaries if they were to allow on-site consumption. The store would not have to allow it.

Changes were not being made to the recommendation but there will be some modifications in Staff's proposed language. The Commission is not providing a recommendation either way but just indicating their vote, the Board will make the final decision.

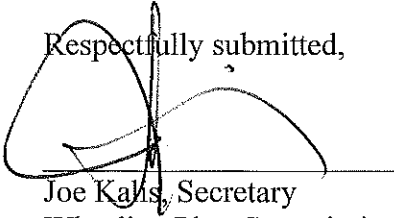
10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Thomson to adjourn the meeting at 7:25 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joe Kals", is written over a horizontal line. The signature is stylized with a large loop on the left and a smaller loop on the right.

Joe Kals, Secretary
Wheeling Plan Commission